

MEETING MINUTES

MILPITAS PLANNING COMMISSION Milpitas City Hall, Council Chambers 455 E. Calaveras Blvd., Milpitas, CA

Wednesday, June 27, 2018

I. PLEDGE OF ALLEGIANCE

Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL/ SEATING OF ALTERNATE

Present: Chair Mandal, Commissioners Sandhu, Ciardella, Maglalang, Chua

Absent: Morris (excused), Mohsin (excused)

Staff: Bradley Misner, Heather Lee, Jessica Garner, Adrienne Smith, Michael Fossati

III. PUBLIC FORUM

Chair Mandal invited members of the audience to address the commission and there were two speakers.

A resident was unhappy that he had not received a public hearing notice regarding a Rite-Aid project, as he lives within 1,000 feet of the project and was unaware that a building was being demolished.

A Milpitas resident from Summit Pointe expressed concern with fires within the state of California and the number of trees planted behind the buildings in his development. He does not believe the City has regulations for HOA's and tree plantings and would like to see an ordinance controlling trees in common areas, with a limit for how closely they can be planted beside buildings.

IV. APPROVAL OF MEETING MINUTES

Chair Mandal called for approval of the May 23, 2018 meeting minutes of the Planning Commission.

Commissioner Chua wanted to amend page 3 of the minutes to reflect that she did not agree with Commissioner Morris' request to amend the resolution because the items were discussed and the developer committed to address the issues.

Motion to approve Planning Commission meeting minutes as amended.

Motion/Second: Commissioner Sandhu/Commissioner Chua

AYES: 5

NOES: 0

ABSTAIN: 0

V. ANNOUNCEMENTS

Planning Director Bradley Misner announced that Planning Secretary Elia Escobar has moved out of the area and is working part time for the city while the department conducts a recruitment for her replacement. He also announced his resignation.

Deputy City Manager Steven McHarris spoke of Mr. Misner's history with the city and announced Jessica Garner's appointment as Acting Planning Director.

VI. CONFLICT OF INTEREST

Deputy City Attorney Heather Lee asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.

VII. APPROVAL OF AGENDA

Chair Mandal asked if staff or Commissioners had changes to the agenda and there were none.

Motion to approve the June 27, 2018 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 5

NOES: 0

VIII. CONSENT CALENDAR
NO ITEMS

IX. PUBLIC HEARING

IX-1

BIG AL's – 15 Ranch Drive – P-UP18-0002, P-MS18-0049: An application for a Conditional Use Permit to permit a Type 47 liquor license (On Sale General – Eating Place) and bar and entertainment facility uses and a Minor Site Development Permit to make exterior modifications to the building.

Project Planner Adrienne Smith showed a presentation and discussed the project.

Chair Mandal requested that the landscaping utilize recycled water, and Mr. Misner said the location does not have the infrastructure for that at this time.

Jeff Hammond, the Project Architect, said Big Al's is a family run company whose primary goal is to create a safe environment for families, with bowling and an arcade.

Commissioner Maglalang asked if the Big Al's sign could include the city name. Mr. Hammond said none of their locations include the city information but it may appear on the website and he will mention it to the owner.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Maglalang/Commissioner Sandhu

AYES: 5

NOES: 0

Motion to Adopt Resolution No. 18-012 approving Conditional Use Permit No. P-UP18-0002, and Minor Site Development Permit No. P-MS18-0049, subject to the attached Conditions of Approval.

Motion/Second: Commissioner Chua/Commissioner Ciardella

AYES: 5

NOES: 0

IX-2

AM/PM ARCO GAS STATION – 1575 Landess Ave. – P-SD17-0008 & P-UP16-0026: A Site Development and Conditional Use Permit to demolish an existing Gas Station / Convenience Store and replace with new 3,180 sq. ft. Convenience store as well as fuel canopy upgrades, new landscaping and associated site work. The Site Development and Conditional Use Permit is for the new building and request to sell beer and wine for off-site consumption.

Project Planner Michael Fossati showed a presentation and discussed the project.

The applicant has proposed the installation of a monument sign, and Commissioner Maglalang asked where it would be located. Mr. Fossati said the location will depend on where it best fits. The sign can be put on site in the corner near the gas price sign or, if it is a wall, can be placed in the landscape buffer. There are issues to work through but there should be a viable location, and it will be determined by the applicant and the Planning department.

Chair Mandal would like to see the monument sign designed with the landscape so that it looks natural, and he is comfortable with staff determining the location.

The project architect said he has been working with staff on this project for close to a year. He had a question regarding condition of approval #27 related to photometric analysis and wanted be sure that what they are analyzing are the lights on their site and not on Landess Avenue and Park Victoria Avenue. Mr. Fossati said they are not required to analyze the street lights, just the lights onsite.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Maglalang/Commissioner Sandhu

AYES: 5

NOES: 0

Motion to Adopt Resolution 17-028 approving Site Development Permit P-SD17-0008 and Conditional Use Permit P-UP17-0014, subject to the attached Conditions of Approval.

Motion/Second: Commissioner Maglalang/Commissioner Sandhu

AYES: 5

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 8:22 PM.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 5

NOES: 0

*Meeting Minutes submitted by
Planning Commission Secretary Elia Escobar*